

LENNARD W. WARNER, JR. and LOUISE S. WARNER
of Waterville, Kennebec County, State of Maine
(being ~~un~~married) for consideration paid,
grant to EDMUND D. ERVIN and ANN SCHOENTHALER-ERVIN

TRANSFER
TAX
PAID

of Waterville, Kennebec County, State of Maine
with warranty covenants, as joint tenants, the land in Waterville, Kennebec
County, State of Maine, more particularly described as follows:

010788

Being Lot Seventy-Two (72) on a plan entitled "A Portion of
Cherry Hill Development, A. J. Carey & Sons, Waterville, Maine"
dated September 3, 1959, made by R. G. Knowlton, C.E. recorded in
Kennebec Registry of Deeds, Plan Book 22, Page 61, to which
reference may be had for a more particular description. This
conveyance is made subject to the following restrictions:

FIRST: This entire tract referred to above is restricted to
building for residential purposes only by the Waterville Zoning
Ordinance, and this Lot 72 and all other lots shown by said plan
are subject to and entitled to the benefits of said Ordinance.

SECOND: It is further covenanted and agreed that neither this
Lot 72 nor any other lot shown by said plan shall be used for
building more than one dwelling house and that no house shall be
adapted or used by more than one family.

THIRD: Furthermore, no such house shall be built costing less
than Fifteen Thousand Dollars (\$15,000.00) in said Cherry Hill
Development.

FOURTH: No building or any part of a building shall be erected
or allowed to stand upon said lot within forty (40) feet of the
street line, or within fifteen (15) feet of the boundary line of
the lot.

Being the same premises conveyed to Lennard W. Warner, Jr. and
Louise S. Warner by warranty deed of William E. and Betty G.
Staples, dated June 4, 1970, and recorded in Kennebec Registry of
Deeds, Book 1521, Page 314.

Lennard W. Warner, Jr. and Louise S. Warner, husband and wife, release
all rights in the premises being conveyed.

~~xxxxxx and release all rights by descent and all other rights~~

Witness our hands and seals this

first day of June, 1990

[Signature]
witness to both

[Signature]
Lennard W. Warner, Jr.

Louise S. Warner

[Signature]

The State of Maine

Kennebec ss.

June 1 1990

Then personally appeared the above named

Lennard W. Warner, Jr.

SEAL

and acknowledged the foregoing instrument to be his free act and deed,

DAVID R. WHITTIER

MY COMMISSION EXPIRES

AUGUST 31, 1993

Attorney at Law - Notary Public